



Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Steering Committee Meeting – 8:00 a.m., Room 41

Christopher B. Coleman,
Mayor

Agenda

July 16, 2010
8:30 – 11:00 a.m.

Saint Paul
Planning Commission

I. Approval of minutes of July 2, 2010

Chair

II. Chair's Announcements

Kathi Donnelly-Cohen

First Vice Chair

III. Planning Director's Announcements

Jon Commers

Second Vice Chair

IV. Zoning Committee

Kristina Smitten

Secretary

Marilyn J. Porter

SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

NEW BUSINESS

Brian Alton

Pat Connolly

Anthony Fernandez

Gene Gelgelu

Bree Halverson

Richard Kramer

Paula Merrigan

Gaius Nelson

Anthony Schertler

Robert Spaulding

Terri Thao

Jun-Li Wang

Daniel Ward II

Barbara A. Wencil

David Wickiser

Roxanne Young

#10-511-437 Theodore Kvasnik – Rezoning from B2 Community Business to TN2 Traditional Neighborhood. 2180-2186 Marshall Avenue, SW corner at Cretin. *(Josh Williams, 651/266-6659)*

#10-509-684 A & A Quality Food Fuel – Conditional Use Permit to reconstruct an auto convenience store, with modification of required buffer area. 1200 White Bear Avenue N, SE corner at Maryland Avenue. *(Anton Jerve, 651/266-6567)*

#10-506-183 Sandra Belisle – Change of nonconforming use to add pet day care and boarding to existing pet grooming business. 360 Clifton Street, SE corner at Jefferson. *(Patricia James, 651/266-6639)*

V. Red Rock Corridor Station Area Planning; Lower Afton Station Area Concept Briefing – Presentation by Thomas Dobbs, Hay Dobbs, and Andy Gitzlaff, Washington County.

Planning Director
Donna Drummond

VI. Comprehensive Planning Committee

VII. Neighborhood Planning Committee

Proposed Amendments to Fitzgerald Park Precinct Plan Area Plan Summary – Recommend approval of the proposed amendments and forward to the City Council for final adoption, subject to Metropolitan Council review and approval. *(Lucy Thompson, 651/266-6578)*

VIII. Communications Committee

IX. Task Force Reports

X. Old Business

XI. New Business

XII. Adjournment

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

Saint Paul Planning Commission

MASTER MEETING CALENDAR

Steering Committee Meeting – 8:00 a.m., Room 41

WEEK OF JULY 12-16, 2010

Mon (12)

Tues (13)

4:00- Comprehensive Planning Committee
5:30 p.m. (*Penelope Simison, 651/266-6554*)

Room 1106 – CHA
25 Fourth Street W.

Zoning Code Map Format
Zoning study to update the official map in the Zoning Code to a Geographic Information System (GIS) format. Staff report on the public hearing.
(*Anton Jerve, 651/266-6567, and Patricia James, 651/266-6639*)

6:00- Smith Avenue Revitalization Task Force
8:00 p.m. (*Kate Reilly, 651/266-6618*)

Capital View Café
637 Smith Avenue S.
Saint Paul, MN 55107

Land Use/Housing
Zoning

Weds (14)

4:30- Hamline, Victoria & Western Station Area Planning
6:30 p.m. (*Christina Morrison, 651/266-6546*)

Central Corridor
Resource Center
1080 University Avenue W.

Finalization of Plans

Thurs (15)

Fri (16)

8:00 a.m. Planning Commission Steering Committee
(*Donna Drummond, 651/266-6556*)

Room 41 City Hall
Conference Center
15 Kellogg Blvd.

8:30- Planning Commission Meeting
11:00 a.m. (*Donna Drummond, 651/266-6556*)

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

Zoning..... SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)

NEW BUSINESS

#10-511-437 Theodore Kvasnik – Rezoning from B2 Community Business to TN2 Traditional Neighborhood. 2180-2186 Marshall Avenue, SW corner at Cretin.
(Josh Williams, 651/266-6659)

#10-509-684 A & A Quality Food Fuel – Conditional Use Permit to reconstruct an auto convenience store, with modification of required buffer area. 1200 White Bear Avenue N, SE corner at Maryland Avenue. (Anton Jerve, 651/266-6567)

#10-506-183 Sandra Belisle – Change of nonconforming use to add pet day care and boarding to existing pet grooming business. 360 Clifton Street, SE corner at Jefferson.
(Patricia James, 651/266-6639)

Informational Presentation..... Red Rock Corridor Station Area Planning; Lower Afton Station Area Concept Briefing – Presentation by Thomas Dobbs, Hay Dobbs, and Andy Gitzlaff, Washington County.

Neighborhood Planning

Committee..... Proposed Amendments to Fitzgerald Park Precinct Plan Area Plan Summary – Recommend approval of the proposed amendments and forward to the City Council for final adoption, subject to Metropolitan Council review and approval.
(Lucy Thompson, 651/266-6578)



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

COMMERCE BUILDING
8 Fourth St. E, Suite 200
Saint Paul, Minnesota 55101-1024

Telephone: 651-266-9090
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

REVISED
SITE PLAN REVIEW COMMITTEE

TUESDAY, July 13, 2010

2nd Floor Conference Room
375 Jackson Street, Suite 218

Time Project Name and Location

9:30 Rebuild BP Gas Convenience Store, Pump Islands, and Canopy
1200 White Bear Avenue N.

To Applicants:

You should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff.

The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

DSI is in a new location

We are in our new offices at 375 Jackson Street, Suite 220. The Site Plan meetings will be held in the second floor conference room 218.

Parking

Parking is available at on-street meters.

Some off-street parking spaces are available in our visitor parking lot off of 6th Street at Jackson.

To see a map of additional nearby parking ramps go to
<http://www.ci.stpaul.mn.us/depts/dsi/liep/info/location.html>

If you have any questions, please call Mary Montgomery at 651-266-9088.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

COMMERCE BUILDING
8 Fourth St. E, Suite 200
Saint Paul, Minnesota 55101-1024

Telephone: 651-266-9090
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE

TUESDAY, July 20, 2010

2nd Floor Conference Room
375 Jackson Street, Suite 218

<u>Time</u>	<u>Project Name and Location</u>
9:30	East Metro Behavioral Health Crisis Center New building 414 University Ave E

To Applicants:

You should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff.

The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

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If you have any questions, please call Mary Montgomery at 651-266-9088.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

DATE: July 9, 2010
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of July 8, 2010 Zoning Committee Hearing

NEW BUSINESS

	<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
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1. Theodore Kvasnik (10-511-437)
Rezoning from B2 Community Business to TN2 Traditional Neighborhood

Approval	Approval (7 - 0)
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Address: 2186 Marshall Ave
SW corner at Cretin

District Comment: District 13 had not responded

Support: 0 people spoke, 0 letters

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is closed

Motion: Approval

	<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
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2. A & A Quality Food Fuel (10-509-684)
Conditional use permit to reconstruct an auto convenience store, with
modification of required buffer area

Approval with conditions	Laid Over (7 - 0)
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Address: 1200 White Bear Ave N
SE corner at Maryland Ave

District Comment: District 2 recommended approval

Support: 1 person spoke, 0 letters

Opposition: 0 people spoke, 4 letters

Hearing: Hearing is open

Motion: Laid over to an undetermined date

		<u>Recommendation</u>	
		<u>Staff</u>	<u>Committee</u>
3.	<p>Sandra Belisle (10-506-183)</p> <p>Change of nonconforming use to add pet day care and boarding to existing pet grooming business</p> <p>Address: 360 Clifton St SE corner at Jefferson</p> <p>District Comment: District 9 had not responded</p> <p>Support: 1 person spoke, 1 letter</p> <p>Opposition: 0 people spoke, 2 letters</p> <p>Hearing: Hearing is closed</p> <p>Motion: Laid over indefinitely</p>	Denial	Laid Over (5 - 0)

**AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, July 8, 2010 3:30 P.M.
City Council Chambers
Third Floor City Hall - Saint Paul, Minnesota**

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF JUNE 24, 2010, ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

NEW BUSINESS

- 1 10-511-437 Theodore Kvasnik**
Rezoning from B2 Community Business to TN2 Traditional Neighborhood
2180 - 2186 Marshall Ave, SW corner at Cretin
B2
Josh Williams 651-266-6659

- 2 10-509-684 A & A Quality Food & Fuel**
Conditional use permit to reconstruct an auto convenience store, with modification of
required buffer area
1200 White Bear Ave N, SE corner at Maryland Ave
B2
Anton Jerve 651-266-6567

- 3 10-506-183 Sandra Belisle**
Change of nonconforming use to add pet day care and boarding to existing pet grooming
business
360 Clifton St, SE corner at Jefferson
R4
Patricia James 651-266-6639

ADJOURNMENT

ZONING COMMITTEE MEMBERS: Call Allan Torstenson at 266-6579 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes July 2, 2010

A meeting of the Planning Commission of the City of Saint Paul was held Friday, July 2, 2010, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Donnelly-Cohen, Halverson, Smitten, Thao, Wang, Wencl; and Messrs. Alton, Commers, Connolly, Fernandez, Gelgelu, Kramer, Nelson, Schertler, Spaulding, and Wickiser.

Commissioners Absent: Mmes. *Merrigan, *Porter, Young, and Mr. *Ward
*Excused

Also Present: Lucy Thompson, Allen Lovejoy, Department of Public Works, Patricia James, Christina Morrison, Anton Jerve, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes June 18, 2010.

MOTION: *Commissioner Commers moved approval of the minutes of June 18, 2010. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Donnelly-Cohen had no announcements.

III. Planning Director's Announcements

Lucy Thompson reported on two items at the June 23rd City Council meeting. The District 9 Plan summary was laid over until next Wednesday, July 7th for final adoption. The District del Sol Zoning study was also laid over for reconsideration of zoning for several properties in the study. This will also be back at City Council on July 7th.

Ms. Thompson also said that City staff are exploring a few federal grant opportunities. HUD Community Challenge Planning grants will offer grants for planning activities that contribute to creating sustainable communities. Staff is considering several potential projects, mostly related to pre-development activities for some major development sites. Also, three federal departments, HUD, DOT and EPA, have formed a new partnership called Sustainable Communities. They are offering awards of up to \$5 million for regions to plan for sustainable development on a regional scale. Finally, there is an EPA grant program called Greening America's Capitals. There is no money involved but they bring a design team to town for a three day charrette, so staff are looking at some possible projects for that. A lot is going on at the federal level and PED is coordinating with Parks and Recreation and Public Works to make sure that the best advantage is

being taken for those funding opportunities.

IV. PUBLIC HEARING: Geographic Information Systems (GIS) Official Zoning Map Study – Item from the Comprehensive Planning Committee. (Anton Jerve, 651/266-6567)

Chair Donnelly-Cohen announced that the Saint Paul Planning Commission is holding a public hearing on the Geographic Information Systems (GIS) Official Zoning Map Study. Notice of the public hearing was published in the Saint Paul Pioneer Press on June 11th, June 18th and June 25, 2010, and was mailed to the citywide Early Notification System list and other interested parties.

Anton Jerve, PED staff, said that nothing has changed since his last presentation, but he wanted to show the GISMO map again since there were some technical problems at the last showing. So he pulled it up using the internet to show the new zoning layer. Originally the zoning labels were listed in the visible layers legend, but Mr. Jerve has received some feedback from people who wanted labels on the map, so labels were added that are visible after you zoom into a certain level. What GISMO allows you to do is overlay various zoning layers so that you can put the zoning over a photo background, for example, and lighten the zoning to enable you to see what is behind it. This will be more useful to everyone, planners, citizens and developers by enabling them to use this map and making it more functional than the previous paper maps.

Chair Donnelly-Cohen read the rules of procedure for the public hearing.

No one spoke at the hearing.

Commissioner Alton said that this is online now, but it is not official yet.

Mr. Jerve explained that yes it is online now, and it will be official as soon as the public hearing is completed and adopted by City Council.

MOTION: *Commissioner Wickiser moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Tuesday, July 6, 2010, and to refer the matter back to the Comprehensive Planning Committee for review and recommendation. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

V. Zoning Committee

SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

Four items will come before the staff Site Plan Review Committee on Tuesday, July 6, 2010. They are: Washington Jr. High Parking Lot – Partial Replacement at 1041 Marion Street; Parking Lot to serve The Salvation Army St. Paul Citadel Worship & Community Center at 401 – 7th Street West, the parking lot is at 337 & 383 Smith Avenue; Rebuild BP Gas Convenience Store, Pump Islands, and Canopy at 1200 White Bear Avenue North; Remodel of BP Gas Convenience Store and Car Wash at 1347 University.

NEW BUSINESS

#10-502-292 TransPark Inc – Conditional Use Permit for temporary parking lot, with variances from surface parking requirements and TN3(M) standards and conditions. 43 Water Street East, NE of intersection of Water and Starkey. (*Lucy Thompson, 651/266-6578*)

Commissioner Spaulding expressed concern that the parking is not tied to some specific use.

Commissioner Kramer explained that it is vacant land, currently being used with out benefit of a conditional use permit for parking. People are parking there and walking across the bridge to downtown, and the intended re-development of the site at a later date will eliminate the temporary use.

MOTION: Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.

Commissioner Kramer announced that Peter Warner from the City Attorney's office updated the Zoning Committee and gave a similar update to the Board of Zoning Appeals regarding a Minnetonka court case involving variances that Mr. Warner believes will have a dramatic affect on the City's grounds and ability to issue variances.

Patricia James, PED staff added that Peter Warner had not had a chance as of last Thursday, to study the opinion, but he will be writing an analysis for the Board of Zoning Appeals and the Planning Commission. For now, if the City receives an application for a variance, Mr. Warner should be consulted.

Commissioner Kramer announced the items on the agenda for the next Zoning Committee meeting on Thursday, July 8, 2010.

VI. Transportation Update and Preview of Transportation Committee's Work Program – Presentation by Allen Lovejoy, Department of Public Works, and Christina Morrison, PED. (*Allen Lovejoy, 651/266-6226, and Christina Morrison, 651/266-6546*)

Christina Morrison, PED staff, gave a brief overview of the new Transportation Committee of the Planning Commission, which will have its first meeting in late July or early August. The resolution establishing the committee was recently introduced by Councilmember Stark in order to broaden and elevate the public dialogue about transportation planning and projects. This diverse group of stakeholders will review projects and advise the Planning Commission, who advises the City Council and Mayor. Morrison noted that the committee will be implemented under the Planning Commission structure for several reasons: in order to implement the new Comprehensive Plan, to ensure consistency with neighborhood, small area plans, and zoning, and to provide a clear decision-making process for major infrastructure investments.

Ms. Morrison introduced the committee members who have been appointed to the committee, including four planning commissioners. Commissioner Spaulding will serve as the committee chair. It is anticipated that the committee's work program will follow items outlined in the Transportation Plan, including transportation-related zoning amendments, modal planning,

review of large or complex public works projects, and engagement in regional/interagency projects, and guidance on federal funding opportunities.

Ms. Morrison listed many upcoming projects that may come to the committee for review, including transit corridor planning, the draft Complete Streets Plan, the Northwest Quadrant Study, Union Depot restoration and rail capacity work, and several major capital improvements.

Allen Lovejoy gave an update of major transportation projects. The Lafayette Bridge, proposed to be under construction in 2011 to 2014, will cost an estimated \$185 million, and will include solutions to several traffic issues at the north end of the bridge. Lovejoy also updated the progress of the Central Corridor process and timeline, which will include heavy construction on University in 2011 and 2012, and ongoing construction in much of downtown. He also outlined the additional project elements which the City has funded, which will include above standard lighting, street trees and soils, boulevard pavers, street furniture, parking mitigation, an addition LRT station, and upgrades to the overhead electrical poles. The funding sources dedicated to these "betterments" will include some combination of CIB, STAR, TIF, and property assessments.

Other current projects Mr. Lovejoy touched on include the Cayuga Bridge over 35E, slated for replacement and connection to Phalen Boulevard in 2013 and 2014, and the Pierce Butler Route Eastern Extension, which will improve property access and relieve truck traffic from local streets. He noted that staff also is working on Holman Field airport zoning that is required by state statute. The zoning code amendments, expected in 2011, will include height limit enforcement and land use provisions.

Mr. Lovejoy added that there are several rail transit projects and studies underway as well, including an initiative to introduce high speed rail to Chicago, and to study transit way options in the Red Rock, Rush Line, Robert Street, 1-94, and arterial bus way corridors. MnDOT has recently completed a passenger and freight rail plan, and Ramsey County has begun work on an East Metro Rail Capacity study. Lovejoy concluded the presentation by speaking about the recent federal funding opportunities, as well as the dire state of federal transportation funding mechanisms.

Commissioner Spaulding wanted clarification about the additional station that was talked about he thought that there were three additional stations.

Mr. Lovejoy said that there are three additional stations, but the City only committed to paying for one of the three.

Commissioner Kramer said regarding the OCS poles, why are those a City cost as opposed to a project cost?

Mr. Lovejoy said that these poles are tapered, they are round and they will be painted Saint Paul Brown. It is not an enormous cost, but it is a cost the project office would not carry. Also in the Capital area downtown they are not only tapered, round and Saint Paul Brown, but they are fluted, so they look a lot like the light poles that are in a historic area.

Commissioner Smitten ask if Mr. Lovejoy would give an update on the Southwest Corridor.

Mr. Lovejoy said that the Southwest Corridor runs from downtown Minneapolis to West Southwest into the Hennepin County suburbs and is completing their draft EIS. They have some fairly ambitious plans about how they are going to have a certified final EIS by the end of 2011 and be under construction by the end of 2012. Two things are clear, one they are a little unrealistic in terms of timeline and two they are moving ahead much faster than Central Corridor. So it is conceivable that they will start construction before Central Corridor is completed. Hennepin County is spending a lot of their own money to do the kind of planning that the City of Saint Paul did around station areas. They have some capacity and resources that in Saint Paul we don't have to move quickly.

VII. Comprehensive Planning Committee

Commissioner Commers had no report.

VIII. Neighborhood Planning Committee

Commissioner Wencil announced the items on the agenda for the next Neighborhood Committee meeting and that they will be starting a half hour earlier at 3:00 p.m., Wednesday, July 7, 2010.

IX. Communications Committee

Commissioner Smitten had no report.

X. Task Force Reports

Commissioner Commers said that the West Midway had a meeting on June 28, 2010 and there were a number of potentially contentious issues raised. The next meeting is on Monday, July 19, 2010.

XI. Old Business

None.

XII. New Business

None.

XIII. Adjournment

Meeting adjourned at 9:47 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Donna Drummond
Planning Director

Approved _____
(Date)

Marilyn Porter
Secretary of the Planning Commission

PED\butler\planning commission\minutes\July 2, 2010



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6565
Facsimile: 651-228-3261*

DATE: July 8, 2010
TO: Planning Commission
FROM: Neighborhood Planning Committee
SUBJECT: Proposed Amendments to *Fitzgerald Park Precinct Plan Area Plan Summary*

PLANNING COMMISSION PUBLIC HEARING

On June 18, 2010, the Planning Commission held a public hearing on proposed amendments to the *Fitzgerald Park Precinct Plan Area Plan Summary*. The purpose of the amendments is to address the opportunities presented by the Central Corridor Light Rail Transit (LRT) line running down Cedar Street through the center of the neighborhood, and the siting of an LRT station at 10th/Cedar. Two letters (from CapitolRiver Council and the Capitol Area Architectural and Planning Board) were received during the public comment period, both in support of the proposed amendments (attached).

BACKGROUND

In August 2006, at the recommendation of the Saint Paul Planning Commission, the City Council adopted the *Fitzgerald Park Precinct Plan Area Plan Summary* as part of the Comprehensive Plan. The *Fitzgerald Park Precinct Plan Area Plan Summary* addresses that portion of downtown lying between 7th Street, I-94, Wabasha and Jackson.

Since that time, the alignment of Central Corridor LRT and location of LRT stations have been finalized. An LRT station will be located at 10th/Cedar in the center of the Fitzgerald Park neighborhood. Rather than prepare a separate station area plan for the 10th/Cedar station, City and Saint Paul on the Mississippi Design Center staff worked with the CapitolRiver Council and other stakeholders to prepare appropriate amendments to the *Fitzgerald Park Precinct Plan* and *Area Plan Summary* that reflect the opportunities presented by LRT serving the neighborhood.

Proposed precinct plan text and graphics amendments address three key themes:

1. The strengthening of 10th Street as both a "park street" and key pedestrian/bicycle connection to the LRT station.
2. The concept of an "urban room" at the LRT station – a high-quality public space capable of integrating the needs of a wide range of users (pedestrians, cyclists, transit and cars) and acting fully as a gateway into both the precinct and downtown.

3. The concept of a "Mobility Enhancement Area," where streetscape enhancements, wayfinding and increased landscaping will facilitate the flow of pedestrians and cyclists to and from LRT, improve the appearance of this important gateway to downtown, and elevate the experience of using transit.

COMMITTEE RECOMMENDATION

The Neighborhood Planning Committee recommends that the Planning Commission approve the proposed amendments to the *Fitzgerald Park Precinct Plan Area Plan Summary* and forward the amendments to the City Council for final adoption subject to Metropolitan Council review and approval. A copy of the revised plan is attached, as is a draft resolution.

Attachments

Area Plan Summary

Fitzgerald Park Precinct Plan

Addendum to the Comprehensive Plan for Saint Paul

Recommended by the Planning Commission on July 28, 2006.

Adopted by the City Council on August 16, 2006.

Amended by the City Council on _____.

This summary appends to the Comprehensive Plan the community's vision of a diverse, mixed-use sustainable, human-scaled neighborhood that is pedestrian-friendly, transit-oriented, safe, beautiful and well-maintained. Historic buildings are maintained, and new buildings are designed to be compatible with them. The needs of pedestrians, bikes, cars, transit and those of limited physical mobility are balanced and met. A central green provides residents and visitors with a place to gather. The neighborhood has a strong sense of place and identity.

Copies of the full-length plan are available at the Saint Paul Department of Planning and Economic Development, Saint Paul on the Mississippi Design Center and CapitolRiver Council (District 17).

Location

The Fitzgerald Park neighborhood is located in downtown Saint Paul. The study area for the *Fitzgerald Park Precinct Plan* is bounded by I-94 on the north, Seventh Street on the south, Main Street on the west and Jackson Street on the east.



Fitzgerald Park Precinct Plan Study Area

Vision

The Fitzgerald Park neighborhood is a diverse, mixed-use sustainable, human-scaled downtown community that is pedestrian-friendly, transit-oriented, safe, beautiful and well-maintained. Historic buildings are maintained, and new buildings are designed to be compatible with them. The needs of pedestrians, bikes, cars, transit and those of limited physical mobility are balanced and met. A central green provides residents and visitors with a place to gather. The neighborhood has a strong sense of place and identity.

Plan Visions

The plan is informed by the *Saint Paul on the Mississippi Development Framework* and the *Downtown Development Strategy* chapter of the Comprehensive Plan. Each chapter – land use, design and appearance, movement, public realm/public safety, natural environment and neighborhood identity/communication - contains a vision statement and development strategies to accomplish the vision.

- Land Use Vision:** Fitzgerald Park is a diverse, mixed-use, human-scaled neighborhood that celebrates culture, education and the arts, while providing for the needs of a growing residential population during all hours of every day and evening. First-floor uses activate the street. New retail and service businesses utilize small storefronts so that streets and sidewalks are pedestrian-friendly.
- Design and Appearance**
- Vision:** Fitzgerald Park is a human-scaled neighborhood that is clean, beautiful and well-maintained, where historic buildings are preserved and new buildings are designed to be compatible with them.
- Movement Vision:** Fitzgerald Park is a neighborhood with a pedestrian-friendly street character and block pattern that also has safe and convenient connections to the skyway system. The needs of pedestrians, bikes, cars, transit and those of limited physical mobility are balanced and met.
- Public Realm/Public**
- Safety Vision:** Fitzgerald Park is a neighborhood that has a central green or park where residents and visitors alike can meet and share the common experience of being part of the neighborhood. Streets, sidewalks, plazas and parks are visible, well-maintained, safe and welcoming.
- Natural Environment**
- Vision:** Fitzgerald Park is a “green” neighborhood that manages the visual, noise and air quality impacts of its location overlooking a major freeway and connected to the Mississippi River.
- Neighborhood Identity/**
- Communication**
- Vision:** Fitzgerald Park is a neighborhood that has a strong sense of place and identity, with numerous opportunities for communicating, marketing and publicizing neighborhood news. Public places to gather and share information are abundant.

Priorities for City Action

The following actions have been identified by the community as priorities that require leadership or significant participation by City government. Community groups and City departments should implement the projects identified in this summary by applying for appropriate public funding resources in competitive processes (such as the Capital Improvement Budget and Sales Tax Revitalization Program) and working through the regular operating programs of relevant City departments.

Land Use

1. New development on Blocks 2, 3 and 5 should provide a mix of residential, office and retail uses, with the market determining the final mix (Figure 1). (Housing and Redevelopment Authority)
2. In general, parking should be provided underground to allow for maximum densities appropriate in a downtown. (Housing and Redevelopment Authority)
3. A diverse range of housing types and prices should be available in Fitzgerald Park. (Housing and Redevelopment Authority)

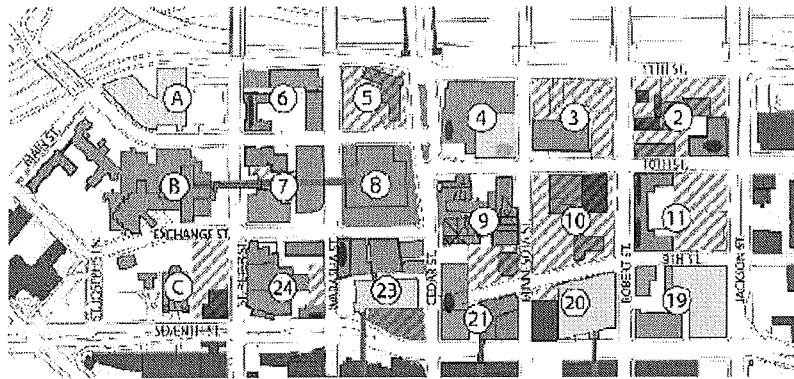


Figure 1

4. Active at-grade uses should be encouraged throughout the precinct, but especially at key redevelopment sites (such as the Penfield and Public Health block) that have the greatest potential to capitalize on the traffic generated by LRT and to support a more vibrant streetscape adjacent to the LRT station. (Housing and Redevelopment Authority)

Design and Appearance

4. Buildings of historical and/or architectural value should be retained, protected and preserved. (Heritage Preservation Commission)
5. Existing buildings of historic and/or architectural value should be incorporated into new development. The Public Safety Building should be retained when the block is redeveloped. (Housing and Redevelopment Authority)
6. The maximum height of new buildings on Blocks 2, 3 and 5 should be 150 feet (Figure 1), including HVAC equipment. Taller buildings may be permitted where necessary to further the visions and strategies in this plan, as long as a strong relationship to the street is maintained. (Planning and Economic Development)

Movement

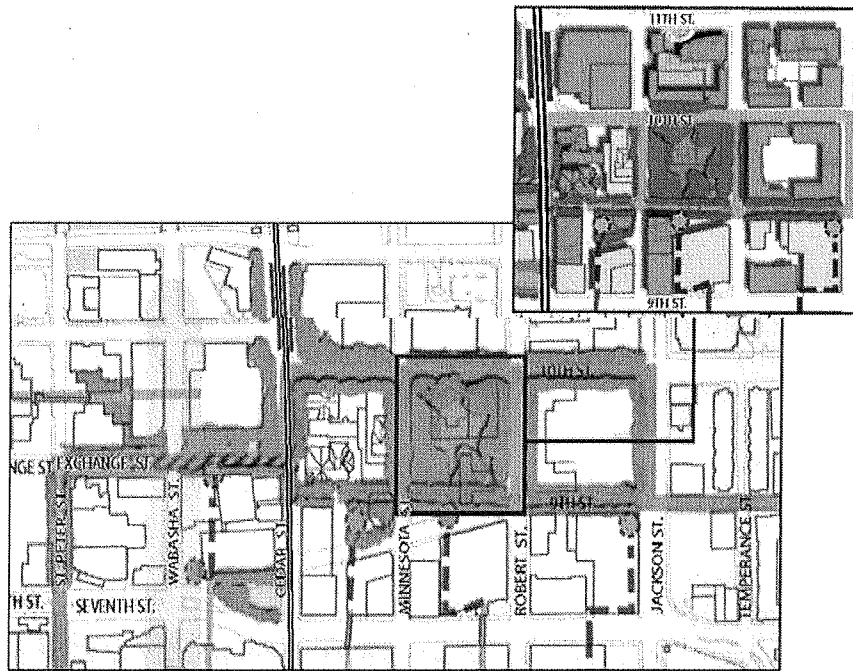
7. The City and Minnesota Public Radio should cooperate in the construction of a pedestrian-only pathway between Central Presbyterian Church and the new MPR building. Should Naomi Family Center ever close at its current location, the pathway should be extended east on a straight line to Minnesota Street (Figure 2). East of MPR, the street should serve both vehicles and pedestrians.

(Public Works)

8. Ninth Street should be realigned between Robert and Minnesota streets to provide an edge to the new full-block park and provide a larger redevelopment site north of the former Northern Furniture building. The street should be extended west of Minnesota Street should Naomi Center ever close at its current location, where it would connect to a pedestrian-only pathway between Minnesota Public Radio and Central Presbyterian Church (Figure 2). (Public Works)
9. The skyway system should be open during regular, predictable hours and for more hours into the evening. Safe, convenient and visible access into and out of the system should be provided during all hours it is open. Extensions of the skyway system should be considered – north from the World Trade Center ramp, north from City Walk/MPR, north from the 7th Street ramp and north through the Block 19 ramp (Figure 2). (Public Works)
10. Light rail transit should be implemented to increase transit options, beautify Cedar Street and provide an impetus to redevelopment. (Public Works, Planning and Economic Development)
11. All existing street segments should remain open; no further street closings should be permitted to accommodate new development. (Public Works)
12. The extension of Exchange Street west of 5th/6th streets should be explored. (Public Works)
13. Ninth Street should be improved to allow a safe and convenient connection to the regional trail system. (Public Works)
14. Traffic-calming techniques, as well as streetscape amenities, should be installed on 7th and Jackson streets. (Public Works, Parks and Recreation)
15. The narrowing of the curb-to-curb width of Wabasha Street between Exchange Street and I-94 should be explored. (Public Works)
16. Ninth and 10th streets should be strengthened as east-west connections between LRT and the precinct with pedestrian amenities (lighting, landscaping, etc.), signage and active at-grade uses. The pedestrian loop should be expanded to include 10th Street. (Public Works, Parks and Recreation)

Public Realm/Public Safety

17. Ornamental paving, marked crosswalks, pedestrian lighting, wider sidewalks and street trees should be extended north of 7th Street. (Public Works, Parks and Recreation)
18. Ninth, 10th, Cedar between MPR and Exchange, Exchange and St. Peter streets should be redesigned as “park streets” to extend the downtown pedestrian loop through the neighborhood. (Public Works, Parks and Recreation)
19. Exchange Street between Cedar and Wabasha streets should be redesigned as a “convertible” street to allow for large community gatherings. (Public Works)
20. For planning purposes only, the preferred future land use on Block 10 is a full-block City park. Until such time as the City is able to take the necessary actions to assemble land and build a park, parcels on the block may be used for any legal use permitted under their current zoning classification, provided that the proposed use meets all applicable conditions and/or standards. Any future use may not be denied exclusively on the basis that the vision for the block is of a public park. (Figure 2). (Parks and Recreation)



A new full-block park and a series of smaller parks along 9th and Exchange streets are proposed for the neighborhood.

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A New Park at the Heart Figure 2

21. A Mobility Enhancement Area should be created adjacent to the 10th/Cedar LRT Station. It should be designed with an enhanced streetscape, wayfinding, arts and cultural expression, and a landscaping strategy that integrates pedestrians, cyclists, buses and LRT, and generally improves the experience of using transit. (Figure 3) (Public Works, Parks and Recreation)

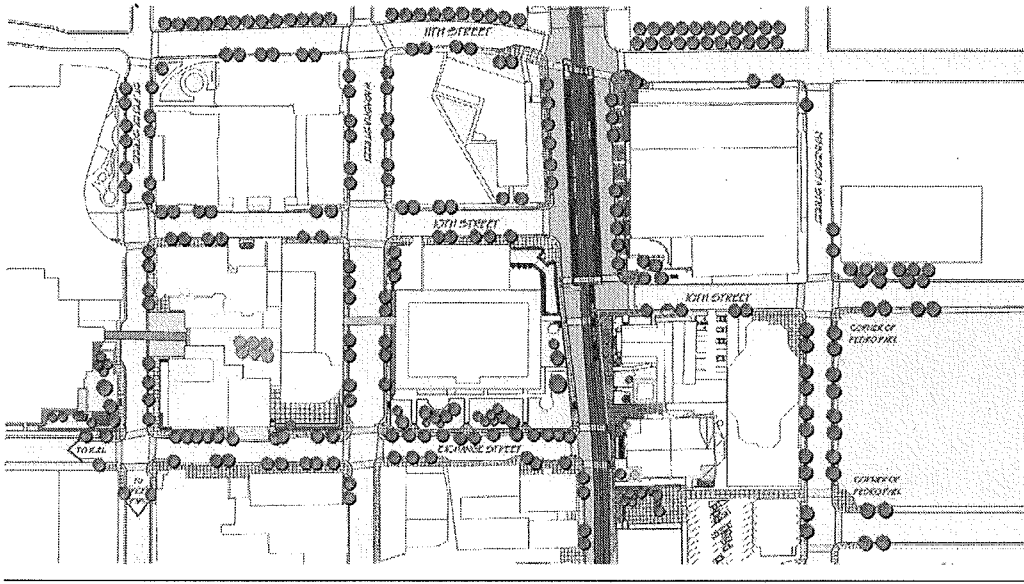


Figure 3
Mobility Enhancement Area

22. Public realm improvements should be designed to create an “urban room” at the 10th/Cedar LRT station. This public room should be a high-quality public space capable of integrating the needs of a wide range of users and accommodating pedestrians, cyclists, transit and cars. (Figure 4).
(Public Works, Parks and Recreation)



10th/Cedar Urban Room
Figure 4

23. A comprehensive lighting plan should be prepared for the neighborhood, with an emphasis on avoiding light pollution. (Public Works)
24. The 10th Street gateway should be enhanced to signal it as major entrance to the neighborhood. (Public Works, Parks and Recreation)
25. An adequate level of community policing should be maintained. (Police)

Natural Environment

26. Trees and landscaping should be planted wherever possible on public property. (Public Works, Parks and Recreation)

Planning Commission Findings

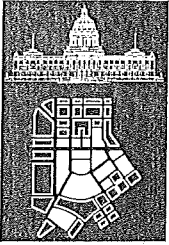
The Saint Paul Planning Commission recommended supplemental language to clarify the legal status of the plan's recommendation for a full-block park on the block bounded by 9th, 10th, Minnesota and Robert streets. This language is found in Priority Strategy #19, shown on page 4 of this plan summary.

Additional language to be added following Planning Commission's actions on the 2010 proposed amendments.

Planning Process

The *Fitzgerald Park Precinct Plan* was prepared, at the request of CapitolRiver Council (District 17) and a coalition of neighborhood institutions, by a Planning Commission task force co-chaired by a Planning Commissioner and a Fitzgerald Park resident. The task force met from April 2004 through February 2006, holding three community workshops in April and May 2004. In March 2006, the task force and CapitolRiver Council co-sponsored a community meeting to get broader feedback before sending the plan on to the Planning Commission. In April 2006, CapitolRiver Council forwarded the *Fitzgerald Park Precinct Plan* to the Planning Commission and asked that it be adopted as an amendment to the City's Comprehensive Plan.

In 2010, CapitolRiver Council convened its Long Range Planning Committee to work with staff from the Saint Paul on the Mississippi Design Center and Department of Planning and Economic Development to review the *Fitzgerald Park Precinct Plan* in light of the certainty of LRT coming through the neighborhood and a station at 10th/Cedar, and to determine if any changes should be made to the precinct plan to reflect the presence of LRT. The committee recommended amendments to the plan to the CapitolRiver Council board in April 2010, which then sent them on to the Planning Commission. The Planning Commission held a public hearing on the proposed amendments in June 2010, and forwarded its recommendations to the Mayor and City Council. The City Council adopted the amendments in July 2010.



Capitol Area Architectural and Planning Board

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June 11, 2010

TO: Lucy Thompson, Principal City Planner
Saint Paul Planning and Economic Development

FROM: Nancy Stark *NS* and Paul Mandell *PM*
Executive Secretary Principal Planner

**RE: FITZGERALD PARK PRECINCT PLAN AREA PLAN SUMMARY
CAAPB Review Comments**

The Capitol Area Architectural and Planning Board (CAAPB) has worked for years now to see that the LRT Central Corridor and, more specifically, the Cedar Street alignment with a station at Tenth Street help to reinforce and strengthen the connection of the Capitol Area to downtown Saint Paul.

In review of the new work on the *Fitzgerald Park Precinct Plan Area Plan Summary*, the CAAPB is very pleased to see that a document that already advanced many of our mutual design and development guidelines has been made even stronger. We are especially impressed with the new graphics (Figures 2-4) and how clearly they present the applicable design goals as related to integrating transit into a vibrant neighborhood.

It continues to be a constant pleasure to have opportunities to work cooperatively with the excellent staff of Saint Paul PED and the Saint Paul on the Mississippi Design Center, and we enthusiastically wish to add our voice to any others in praising the document before you as well as the staff involved.

NS:PM:rnd
h:st paul planning june 11 2010

city of saint paul
planning commission resolution
file number _____
date _____

**AMENDMENTS TO THE
FITZGERALD PARK PRECINCT PLAN AREA PLAN SUMMARY**

WHEREAS, in August 2006, the City Council adopted the *Fitzgerald Park Precinct Plan Area Plan Summary* as part of the Comprehensive Plan; and

WHEREAS, since that time, the alignment of Central Corridor Light Rail Transit (LRT) and location of LRT stations have been finalized; and

WHEREAS, an LRT station will be located at 10th/Cedar in the center of the Fitzgerald Park neighborhood; and

WHEREAS, it was determined that, with amendments specific to LRT, the *Fitzgerald Park Precinct Plan Area Plan Summary* could function as the station area plan for the 10th/Cedar station; and

WHEREAS, City and Design Center staff worked with a community task force appointed by the CapitolRiver Council (District 17) to prepare amendments to address the opportunities presented by LRT serving the Fitzgerald Park neighborhood; and

WHEREAS, the proposed amendments address three key themes: 1) 10th Street as a "park street" and key pedestrian/bicycle connection to the LRT station; 2) an "urban room" at the LRT station – a high-quality public space capable of integrating the needs of a wide range of users (pedestrians, cyclists, transit and cars) at this important gateway to both the precinct and downtown; and 3) a "Mobility Enhancement Area," where streetscape enhancements, wayfinding and increased landscaping will facilitate the flow of pedestrians and cyclists to and from LRT, improve the appearance of this gateway to downtown, and elevate the experience of using transit; and

WHEREAS, the Planning Commission released the proposed amendments for public review on May 7, 2010 and held a public hearing on June 18, 2010; and

WHEREAS, notice of the public hearing was published in the Saint Paul Legal Ledger on May 13, 2010, and sent to the Early Notification System list and CapitolRiver Council Board.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission hereby recommends to the Saint Paul City Council adoption of proposed amendments to the *Fitzgerald Park Precinct Plan Area Plan Summary* that address the opportunities presented by LRT serving the Fitzgerald Park neighborhood.

moved by _____
seconded by _____
in favor _____
against _____